

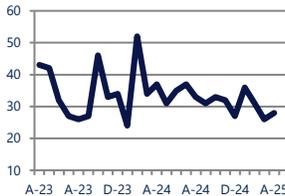
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CAMDEN, ROSEDALE, AND LANNING SQUARE HOUSING MARKET**

APRIL 2025

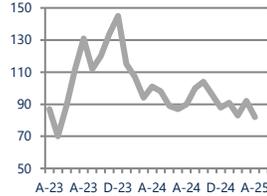
Zip Code(s): 08104, 08105, 08103 and 08102

**Units Sold**  
28



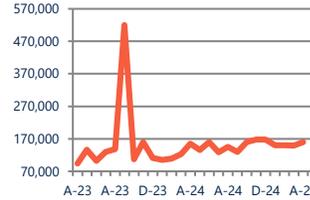
**Down -24%**  
Vs. Year Ago

**Active Inventory**  
82



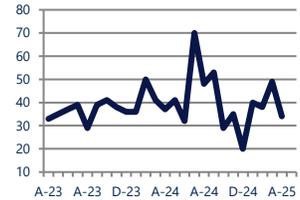
**Down -19%**  
Vs. Year Ago

**Median Sale Price**  
\$160,000



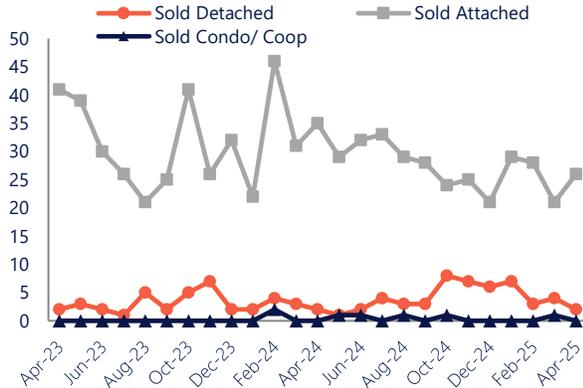
**Up 3%**  
Vs. Year Ago

**Days On Market**  
34



**Down -8%**  
Vs. Year Ago

## Units Sold\*



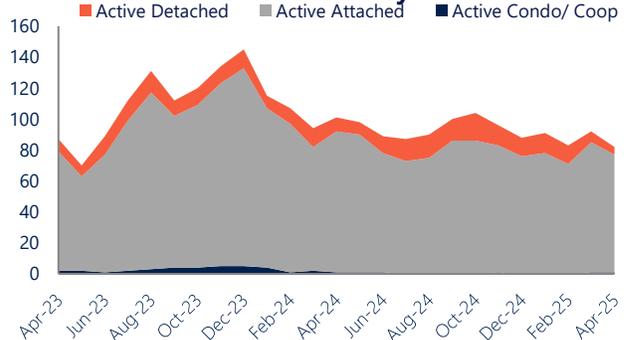
## Units Sold

There was an increase in total units sold in April, with 28 sold this month in Camden, Rosedale, and Lanning Square versus 26 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 19%. The total number of active inventory this April was 82 compared to 101 in April 2024. This month's total of 82 is lower than the previous month's total supply of available inventory of 92, a decrease of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Camden, Rosedale, and Lanning Square Homes was \$154,999. This April, the median sale price was \$160,000, an increase of 3% or \$5,001 compared to last year. The current median sold price is 7% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Camden, Rosedale, and Lanning Square are defined as properties listed in zip code/s 08104, 08105, 08103 and 08102.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

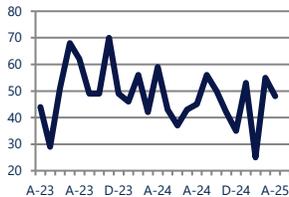
FOCUS ON: **CAMDEN, ROSEDALE, AND LANNING SQUARE HOUSING MARKET**

APRIL 2025

Zip Code(s): 08104, 08105, 08103 and 08102

## New Listings

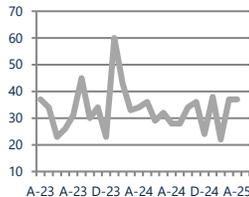
48



**Down -19%**  
Vs. Year Ago

## Current Contracts

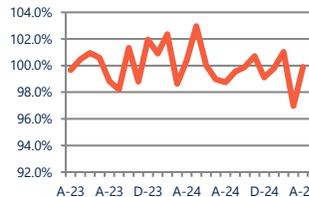
37



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

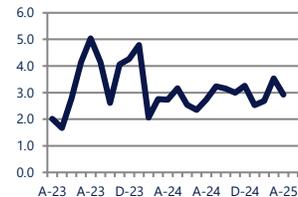
99.9%



**Down -0.5%**  
Vs. Year Ago

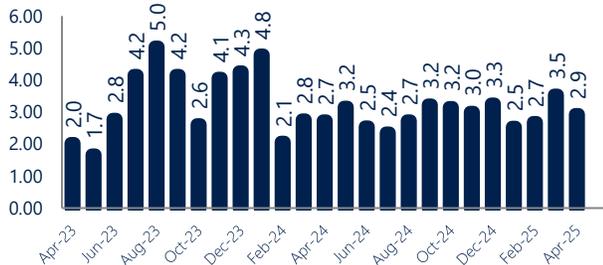
## Months of Supply

2.9



**Up 7%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

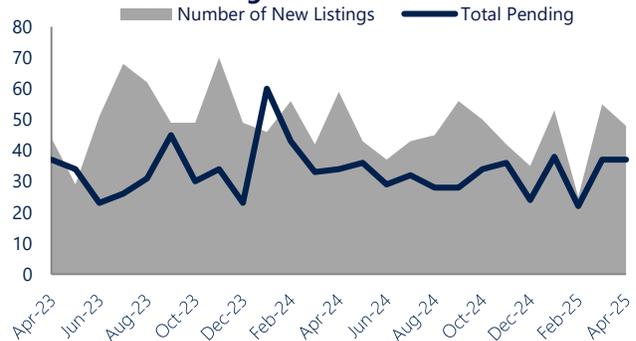
In April, there was 2.9 months of supply available in Camden, Rosedale, and Lanning Square, compared to 2.7 in April 2024. That is an increase of 7% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

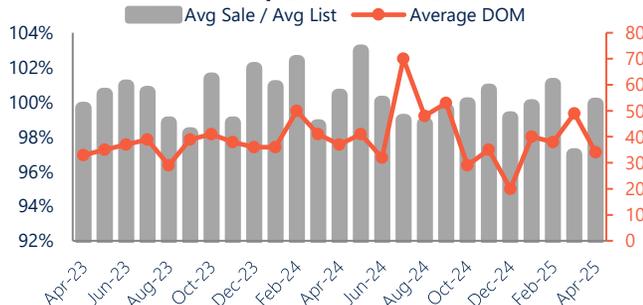
## New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Camden, Rosedale, and Lanning Square compared to 59 in April 2024, a decrease of 19%. There were 37 current contracts pending sale this April compared to 34 a year ago. The number of current contracts remained stable as compared to last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Camden, Rosedale, and Lanning Square was 99.9% of the average list price, which is 0.5% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 37, a decrease of 8%.

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